



CONNECTICUT REALTORS®

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## Statement on

### **S.B. 16, AN ACT INCREASING AGENCY EFFICIENCY IN THE REGULATION PROCESS**

### **SUPPORT**

February 22, 2016

By  
James Heckman  
General Counsel  
Connecticut REALTORS®

The Connecticut REALTORS® would like to submit testimony in **SUPPORT** of **SB 16, AN ACT INCREASING AGENCY EFFICIENCY IN THE REGULATION PROCESS**.

The proposal would allow for technical corrections to be made in state regulations without the necessity of the full regulation process to occur. Specifically in section 2 of the bill, the language allows for certain technical corrections to the regulations to be made.

For example, the proposal would be advantageous to the Association in relation to the Residential Property Condition Disclosure Report form, which is used in Connecticut real estate transactions. There are technical errors on this form and to change the form requires a change of state regulations, which is a long and cumbersome process as you are aware.

Our members use the form on a daily basis to conduct business. The errors pose a consistent distraction to the buyer and sellers filling out a form that is missing words; have check-off boxes without headers, lack page numbers, and other technical details. The real estate agent must explain the errors are purely technical in nature and CANNOT be corrected because state law forbids any change to the form.

This proposal would allow for the Department of Consumer Protection to make minor technical, typographical and stylistic changes without what can sometimes be an extensive process. For this reason, Connecticut REALTORS® asks for your support of this bill.

Thank you for your attention to this important matter.